



Unit 6
Shawwell Business Centre
Corbridge, NE45 5PQ

TO LET
£8,900
EPC 56
BAND C

 **Land Factor**
www.landfactor.co.uk

Unit 6 Shawwell Business Centre Corbridge, NE45 4PQ

• Corbridge about 1 mile • Hexham 7 miles • Newcastle upon Tyne 21 miles

Description

Shawwell Business Centre was created in 2012 from a group of farm buildings. Unit 6 is part of the original development and contains a Net Internal Area (office space) of 1,046sq ft (97.22m²) containing three offices (9.50m x 6.70m, 4.95m x 4.70 and 3.50m x 2.25m), kitchen and WC.

Location

Shawwell Business Centre is adjacent to the A68 just north of Corbridge. Communications to the east and west are good via the A69 about ½ mile away.

Rental

£8,900 per annum, payable monthly in advance. The tenant will be responsible for all other outgoings on the property including Council Tax.

Term

Leases of 3 – 5 years are available.

Central Heating

Provided by a central oil fired boiler servicing the whole site. Usage is recorded by heat meters in each unit.

Services

Mains electricity and water supply, drainage to a sewerage treatment plant.

Service Charge

A service charge will be made to cover: maintenance of the site (grass, car parks, lighting, painting of exterior, etc); insurance of the building; and heat consumption.

Repairs

Landlord: main walls, roof timbers, roofs and floors.

Tenant: all other repairs.

Council Tax

Rateable value £8,100.

EPC Rating

56 – Band C.

Fees

Each party will be responsible for their own surveyors and legal costs.

Viewings

Strictly by appointment with the Agent.

Architectural Drawings of Internal Layout

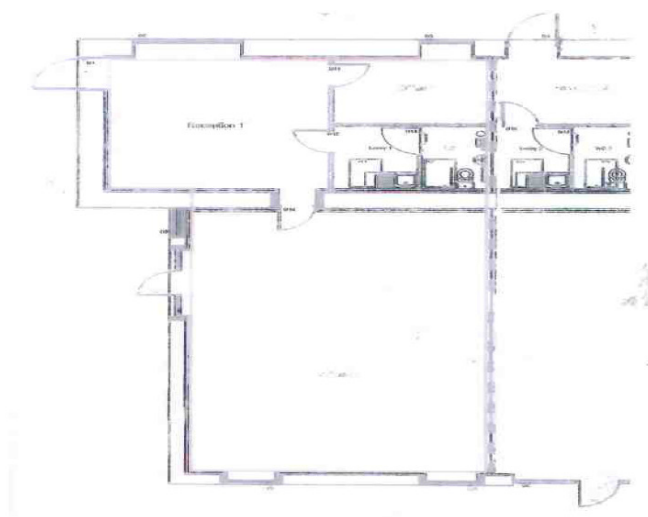


Photo 1 – Office space



Photo 2 – Office space



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Important Notice - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs).

We endeavour to make our particulars accurate and reliable. However, they should be considered as general guidance only and do not constitute all or any part of a contract. Prospective tenants and their advisors should satisfy themselves to the facts and availability before arranging an inspection. All area measurements and distances are approximate and for descriptive purposes only. None of the services, fixtures, fittings and equipment has been tested. If there is any point which is of particular importance, please contact the Agent to clarify the information. The Agent assumes no responsibility for any statements made in these particulars.

Property Reference: STA/Shaw/09
Particulars Prepared: 17 March 2017